

ORDINANCE NO. 020523-27

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13505 RR 620 NORTH AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY (NO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim single family residence standard lot (I-SF-2) district to neighborhood office-conditional overlay (NO-CO) combining district on the property described in File C14-01-0161, as follows:

A 0.877 acre tract of land, more or less, out of Lot 1, Brandon Acres Subdivision, in Williamson County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 13505 RR 620 north, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A 25-foot wide vegetative buffer shall be established and maintained along the south property line. Improvements permitted within the buffer zone are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.
2. A fence shall be provided and maintained along the south property line.
3. The noise level of mechanical equipment may not exceed 50 decibels at the south property line.
4. The maximum impervious coverage on the Property is 60 percent.
5. The maximum height of a building or structure is 40 feet from ground level.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood office (NO) base district and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on June 3, 2002.

PASSED AND APPROVED

_____, May 23, 2002

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Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-476-7103
Fax: 512-476-7105

510 South Congress Ave.
Suite B-100
Austin, Texas 78704

0.877 ACRE TRACT
ZONING TRACT

A DESCRIPTION OF 0.877 ACRES OF LAND BEING A PORTION OF LOT 1, BRANDON ACRES, A SUBDIVISION OF RECORD IN CABINET J, SLIDE 195 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.877 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the east line of said Lot 1, being also in the west line of Lot 2, Joe and Ramona Hajjar Subdivision, a subdivision of record in Cabinet Q, Slide 130 of the Plat Records of Williamson County, Texas, from which a 1/2" rebar with cap set for the northeast corner of Lot 1 bears North 20°54'15" West, a distance of 200.00 feet;

THENCE along the east line of Lot 1 and the west line of said Lot 2, South 20°54'15" East, a distance of 137.33 to a 1/2" rebar found for the southeast corner of Lot 1 and the southwest corner of said Lot 2, being in the north line of Lot 1, Forest North Estates, Phase IV A, a subdivision of record in Cabinet C, Slide 271 of the Plat Records of Williamson County, Texas;

THENCE along the south line of Lot 1, Brandon acres and the north line of said Lot 1, Forest North Estates, South 69°14'06" West, a distance of 295.71 feet to a P.K. nail found in the east right-of-way line of Lyndhurst Street (60' right-of-way), being the southwest corner of Lot 1, Brandon Acres;

THENCE along the west line of Lot 1, Brandon Acres and the east right-of-way line of Lyndhurst Street, the following two (2) courses:

1. Along a curve to the left, having a radius of 330.00 feet, a central angle of 21°59'36", an arc length of 126.67 feet, and a chord which bears North 09°49'22" West, a distance of 125.90 feet to a 1/2" rebar found;

2. North 20°52'39" West, a distance of 13.25 feet to a calculated point;

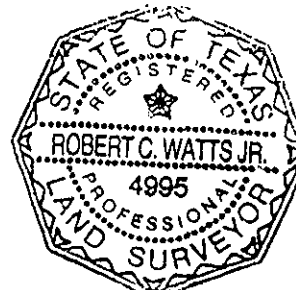
THENCE over and across said Lot 1 Brandon Acres, North 69°08'11" East, a distance of 271.51 feet to the **POINT OF BEGINNING**, containing 0.877 acres of land more or less.

Surveyed on the ground October 5, 2001. Bearing basis is Grid Azimuth for Texas Central Zone, 1983/93 H.A.R.N. values from L.C.R.A. Network, from a previous survey made by Chaparral. Attachments: Survey Drawing 06-10903.

Robert C. Watts, Jr.

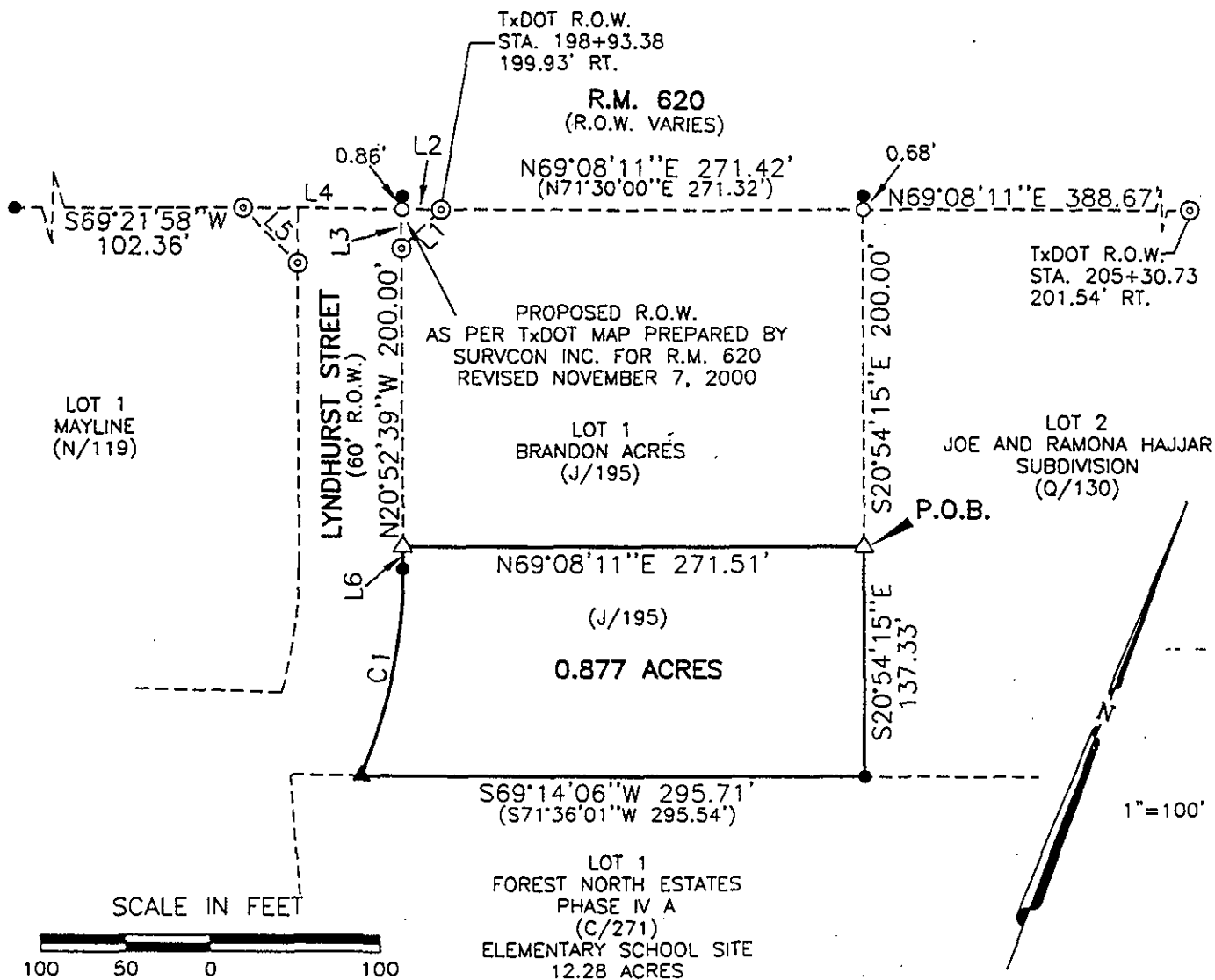
Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995

EXHIBIT A



10-12-01

A SKETCH TO ACCOMPANY A ZONING DESCRIPTION OF A 0.877 ACRE TRACT OF LAND BEING A PORTION OF LOT 1, BRANDON ACRES, A SUBDIVISION OF RECORD IN CABINET J, SLIDE 195 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS.



LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET
- ⊙ TXDOT TYPE II DISK FOUND
- ▲ P.K. NAIL FOUND
- △ CALCULATED POINT

NUMBER	DIRECTION	DISTANCE	(RECORD)
L1	N23°56'29"E	32.15'	(N24°07'09"E 32.32')
L2	S69°08'11"W	22.71'	(S69°07'02"W 22.85')
L3	N20°52'39"W	22.85'	(N20°51'37"W 22.85')
L4	S69°08'11"W	92.92'	
L5	S66°04'47"E	46.11'	
L6	N20°52'39"W	13.25'	

NUMBER	DELTA	CHORD BEARING	TAN	RADIUS	ARC	CHORD	(RECORD CHORD)
C1	21°59'36"	N09°49'22"W	64.13	330.00	126.67	125.90	(N07°30'09"W 125.89')

ATTACHMENTS: METES AND BOUNDS 06-109ZONING2

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK

SURVEY DATE: 10/5/2001

DRAWN BY: PRB

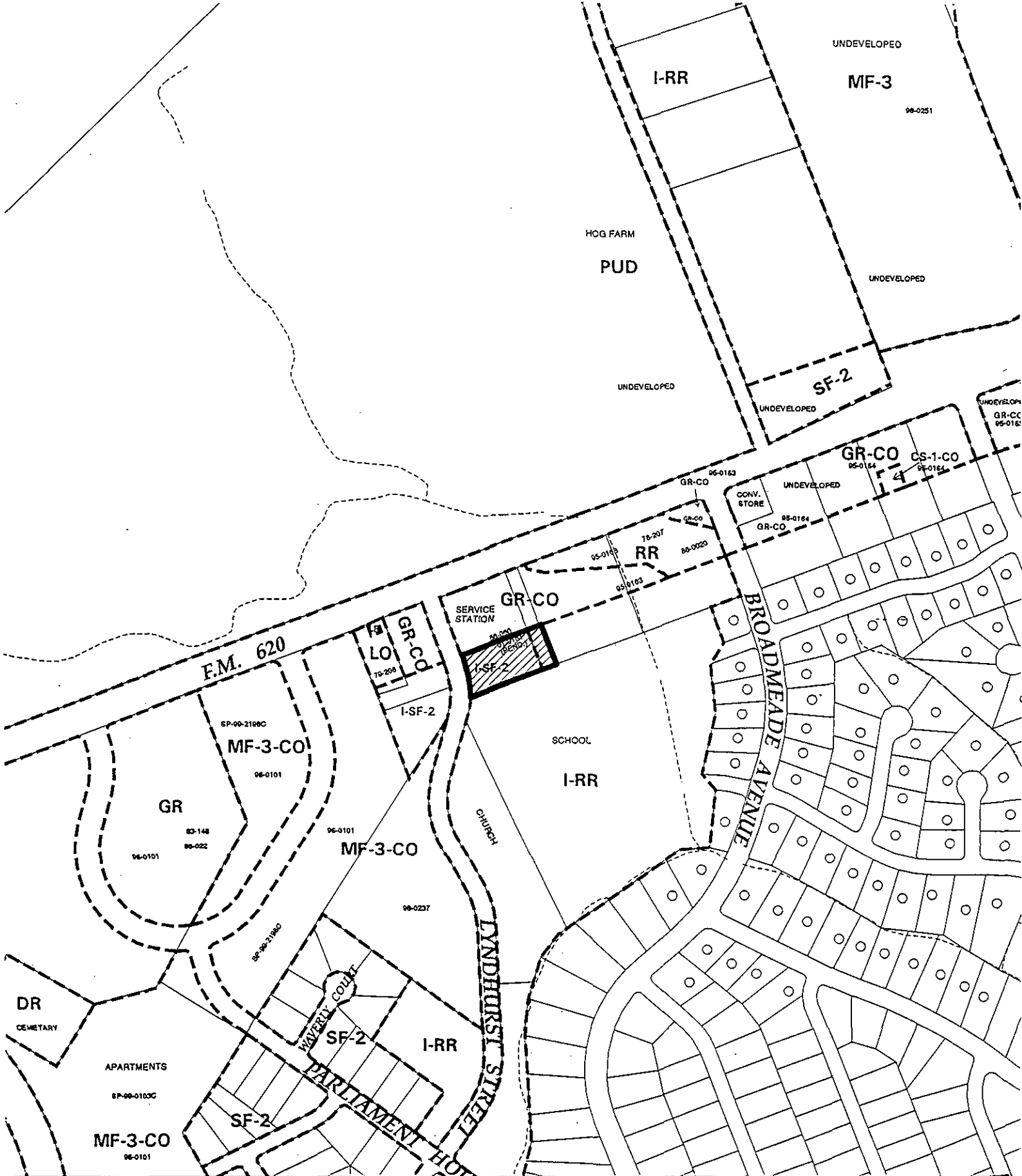
PROJECT No.: 006-109





DRAWING No.: 06-10902

PLOT DATE: 10/12/2001

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Chaparral



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. GAGER	  	ZONING EXHIBIT B CASE #: C14-01-0161 ADDRESS: N FM 620 ROAD SUBJECT AREA (acres): 0.877	DATE: 02-01 INTLS: SM	CITY GRID REFERENCE NUMBER G39
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